

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE

In re:)	Chapter 11
)	
JOANN INC., ¹)	Case No. 25-10068 (CTG)
)	
Post-Effective Date Debtor.)	
)	

AFFIDAVIT OF SERVICE

I, Amy Castillo, depose and say that I am employed by Kroll Restructuring Administration LLC (“**Kroll**”), the claims and noticing agent for the Post-Effective Date Debtor in the above-captioned chapter 11 case.

On December 3, 2025, at my direction and under my supervision, employees of Kroll caused the following document to be served (1) via email on the Core/2002 Service List attached hereto as **Exhibit A**, and (2) by the method set forth on the Seventeenth Omnibus Objection Service List attached hereto as **Exhibit B**:

- Plan Administrator’s Seventeenth (Substantive) Omnibus Objection to Certain Claims (Unliquidated Claims and Overstated Claims) [Docket No. 1860]

Dated: December 5, 2025

/s/ Amy Castillo
Amy Castillo

State of New York
County of New York

Subscribed and sworn (or affirmed) to me on December 5, 2025, by Amy Castillo, proved to me on the basis of satisfactory evidence to be the person who executed this affidavit.

/s/ OLEG BITMAN
Notary Public, State of New York
No. 01BI6339574
Qualified in New York County
Commission Expires April 4, 2028

¹ The Post-Effective Date Debtor in this chapter 11 cases, along with the last four digits of its federal tax identification number, is JOANN Inc. (5540). The Post-Effective Date Debtor’s mailing address is 5555 Darrow Road, Hudson, Ohio 44236.

Exhibit A

Exhibit A
 Core/2002 Service List
 Served via email

DESCRIPTION	NAME	NOTICE NAME	EMAIL
COUNSEL TO COLLIN COUNTY, COLLIN COLLEGE, CITY OF MCKINNEY, MCKINNEY ISD, CITY OF PLANO, CITY OF SHERMAN	ABERNATHY, ROEDER, BOYD & HULLETT, P.C.	ATTN: PAUL M. LOPEZ, LARRY R. BOYD, EMILY M. HAHN	PLOPEZ@ABERNATHY-LAW.COM BANKRUPTCY@ABERNATHY-LAW.COM EHAHN@ABERNATHY-LAW.COM
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ARC CLORLFL001, LLC; ARC NLLKFL001, LLC; ARC SMWMBFL001, LLC; ARG JAFTILO001, LLC; ARG MHMORN001, LLC; ARG OTOWEKY001, LLC; ACADIA REALTY LIMITED PARTNERSHIP; AMERICAN FORK SC, LLC; EDENS; GALLATIN MALL GROUP, L.L.C.; LANCASTER DEVELOPMENT COMPANY LLC; MARKETPLACE WEST PARTNERS, LLC; PBA II, LLC; PRIDE CENTER CO., LLC; RENAISSANCE PARTNERS I, LLC; SANTA SUSANA GRF2, LLC AND SHERMAN COMMONS, L.P.	BALLARD SPAHR LLP	ATTN: DUSTIN P. BRANCH, ESQUIRE, NAHAL ZARNIGHIAN, ESQUIRE	BRANCHD@BALLARDSPAHR.COM ZARNIGHIANN@BALLARDSPAHR.COM

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DESCRIPTION	NAME	NOTICE NAME	EMAIL
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Exhibit A
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DESCRIPTION	NAME	NOTICE NAME	EMAIL
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CO-COUNSEL TO THE DEBTORS AND DEBTORS IN POSSESSION, ANN ABER, SOLELY IN HER CAPACITY AS THE PLAN ADMINISTRATOR OF JOANN INC., ET AL	COLE SCHOTZ P.C.	ATTN: PATRICK J. REILLEY, STACY L. NEWMAN, MICHAEL E. FITZPATRICK, JACK M. DOUGHERTY	PREILLEY@COLESCHOTZ.COM SNEWMAN@COLESCHOTZ.COM MFITZPATRICK@COLESCHOTZ.COM JDDOUGHERTY@COLESCHOTZ.COM

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DESCRIPTION	NAME	NOTICE NAME	EMAIL
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DESCRIPTION	NAME	NOTICE NAME	EMAIL
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DESCRIPTION	NAME	NOTICE NAME	EMAIL
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DESCRIPTION	NAME	NOTICE NAME	EMAIL
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DESCRIPTION	NAME	NOTICE NAME	EMAIL
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DESCRIPTION	NAME	NOTICE NAME	EMAIL
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DESCRIPTION	NAME	NOTICE NAME	EMAIL
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STATE OF IOWA ATTORNEY GENERAL	STATE OF IOWA ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT	WEBTEAM@AG.IOWA.GOV
STATE OF LOUISIANA ATTORNEY GENERAL	STATE OF LOUISIANA ATTORNEY GENERAL	ATTN: BANKRUPTCY DEPT	CONSUMERINFO@AG.STATE.LA.US
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Exhibit B

Exhibit B
 Seventeenth Omnibus Objection Service List
 Served as set forth below

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30421003	Arsenal Plaza Associates, LLC	c/o Lippes Mathias LLP	Attn: Joann Sternheimer, Esq.	54 State Street	Suite 1001	Albany	NY	12207	jsternheimer@lippes.com; jtenczar@lippes.com	First-Class Mail and Email
30421004	Arsenal Plaza Associates, LLC	c/o Nigro Retail Properties	20 Corporate Woods Blvd.			Albany	NY	12211	iferguson@nigroproperties.com	First-Class Mail and Email
30542381	B33 Shops at Centerpoint III LLC	601 Union Street	Suite 1115			Seattle	WA	98101	mshiriro@singerlevick.com; scotton@singerlevick.com	First-Class Mail and Email
30542380	B33 Shops at Centerpoint III LLC	Singer & Levick, P.C.	Attn: Michelle E. Shriro	16200 Addison Road	Suite 140	Addison	TX	75001		First-Class Mail and Email
30490155	Blum Boulders Associates I, LLC	Gilbert Bird Law Firm, PC	c/o Ryan J. Bird	10575 N 114th St	Ste 115	Scottsdale	AZ	85259	rbird@gilbertbirdlaw.com	First-Class Mail and Email
30435977	Brixmor GA Seacoast Shopping Center LLC	c/o Ballard Spahr LLP	Attn: Leslie C. Heilman	919 N. Market Street	11th Floor	Wilmington	DE	19801	heilman@ballardspahr.com; vesperrm@ballardspahr.com	First-Class Mail and Email
30435929	Brixmor SPE 3 LLC	c/o Ballard Spahr LLP	Attn: Leslie C. Heilman	919 N. Market Street	11th Floor	Wilmington	DE	19801	heilman@ballardspahr.com; vesperrm@ballardspahr.com	First-Class Mail and Email
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30432908	Carwood Skypark, LLC	c/o Investec Management Corp	200 E. Carillo St.	Suite 200		Santa Barbara	CA	93101	billy@investecre.com	First-Class Mail and Email
30422713	CH Realty X-DLC R Wheaton Danada West, LLC	c/o Barclay Damon LLP	Attn: Scott L. Fleischer	1270 Avenue of the Americas	Suite 501	New York	NY	10020	avrooman@barclaydamon.com; sfleischer@barclaydamon.com	First-Class Mail and Email
30432074	Columbia (Northpointe) WMS, LLC	c/o Barclay Damon LLP	Attn: Kevin M. Newman	Barclay Damon Tower	125 East Jefferson Street	Syracuse	NY	13202	knewman@barclaydamon.com	First-Class Mail and Email
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30421020	Del Amo Fashion Center Operating Company LLC	c/o: Simon Property Group, Inc.	225 West Washington St			Indianapolis	IN	46204	bankruptcy@simon.com	First-Class Mail and Email
30421021	Del Amo Fashion Center Operating Company LLC	P.O. Box 409657				Atlanta	GA	30384-9657	bankruptcy@simon.com	First-Class Mail and Email
30442872	FOF 1073 LLC	Attn: Stephen M. Kaplan, Esq.	45 Addington Road			West Roxbury	MA	02132	kaplanlawworks@aol.com	First-Class Mail and Email
30442873	FOF 1073 LLC	P.O. Box 505125				Chelsea	MA	02150	newchelse@aol.com	First-Class Mail and Email
30435910	Fox Run Limited Partnership	c/o Ballard Spahr LLP	Attn: Leslie C. Heilman	919 N. Market Street	11th Floor	Wilmington	DE	19801	heilman@ballardspahr.com; vesperrm@ballardspahr.com	First-Class Mail and Email
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30442129	Holobeam, Inc.	240 Main Road				Montville	NJ	07045	holobeamvp@gmail.com	First-Class Mail and Email
30442130	Holobeam, Inc.	Care of Jameson P. Van Eck, Esq.	12 Route 17 North, Suite 310			Paramus	New Jersey	07653	jvanek@wellslaw.com	First-Class Mail and Email
30442131	Holobeam, Inc.	Jameson P. Van Eck, Esq.	Attorney - Wells, Jaworski, & Liebman, LLP	12 Route 17 North, Suite 310		Paramus	NJ	07653	jvanek@wellslaw.com	First-Class Mail and Email
30432782	HV Center LLC, HV Center TIC 1 LLC, HV Center TIC 2 LLC	c/o Barclay Damon LLP	Attn: Scott L. Fleischer	1270 Avenue of the Americas	Suite 501	New York	NY	10020	avrooman@barclaydamon.com; sfleischer@barclaydamon.com	First-Class Mail and Email
30501488	IN-Goshen Market, LLC	c/o Barclay Damon LLP	Attn: Kevin M. Newman	Barclay Damon Tower	125 East Jefferson Street	Syracuse	NY	13202	avrooman@barclaydamon.com; knewman@barclaydamon.com	First-Class Mail and Email
30289406	La Habra Westridge Partners, L.P.	Law Offices of Ronald K. Brown, Jr., APC	901 Dove St.	Suite 120		Newport Beach	CA	92660	ron@rkbrownlaw.com	First-Class Mail and Email
30443640	MANN ENTERPRISES, INC.	MATTHEW B. BERGER	SUNBELT INVESTMENT HOLDINGS INC.	8095 OTHELLO AVENUE		SAN DIEGO	CA	92111	mbberger@sunbeltinv.com	First-Class Mail and Email
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30441112	McGrath-RHD Partners, L.P.	c/o Rothbart Development Corp.	10990 Wilshire Blvd.	Ste. 1000		Los Angeles	CA	90024	adam@rothbartdev.com	First-Class Mail and Email
30441505	McGrath-RHD Partners, L.P.	Dentons US LLP	Jess Bressi	4675 MacArthur Court	Suite 1250	Newport Beach	CA	92660	Jess.Bressi@Dentons.com	First-Class Mail and Email
30442404	Milan Real Estate Investments, LLC	c/o Corey E Taylor APC	629 Camino de los Mares	Ste 305		San Clemente	CA	92673	corey@taylorawoc.com	First-Class Mail and Email
30442405	Milan Real Estate Investments, LLC	c/o Milan Capital Management, Inc.	701 S. Parker Street	Suite 5200		Orange	CA	92868	rod@milancap.com	First-Class Mail and Email
30511061	MP Northglenn Investors, LLC	c/o Ballard Spahr LLP	Attn: Leslie C. Heilman	919 N. Market Street	11th Floor	Wilmington	DE	19801	heilman@ballardspahr.com; weidmanb@ballardspahr.com	First-Class Mail and Email
30224484	New York State Department of Labor	1220 Washington Ave	Bldg 12-Rm 256			Albany	NY	12226	bankruptcy@labor.ny.gov	First-Class Mail and Email
30507661	NNN Reit, LP	c/o Gina Steffens	450 S. Orange Avenue	Suite 900		Orlando	FL	32801	gina.steffens@nnnreit.com; kristin.szalajko@nnnreit.com	First-Class Mail and Email
30504041	Realty Income Corporation	Attention: Legal Department	11995 El Camino Real			San Diego	CA	92130		First-Class Mail
30511118	Realty Income Corporation	c/o Ballard Spahr LLP	Attn: Michael Myers	1 East Washington Street, Suite 2300		Phoenix	AZ	85004	myersm@ballardspahr.com	First-Class Mail and Email
30422498	RMAF IA, LLC	Ervin Cohen & Jessup LLP	Byron Z. Moldo, Esq.	9401 Wilshire Blvd.	12th Floor	Beverly Hills	CA	90212-2974	bmoldo@ecjlaw.com; cstone@ecjlaw.com	First-Class Mail and Email
30422499	RMAF IA, LLC	Red Mountain Asset Fund I	Andy Haley	1234 E. 17th Street		Santa Ana	CA	92701	ahaley@rmrginc.com	First-Class Mail and Email
30331600	Rochester Crossing, LLC	Cafe of: Jason B. Curtin	600 Atlantic Ave, Floor 19			Boston	MA	02210	jcurtin@kb-law.com	First-Class Mail and Email
30331450	Rouse Companies, LLC	Wyatt, Tarrant & Combs, LLP	Attn: Daniel E. Hitchcock	250 West Main Street	Suite 1600	Lexington	KY	40507	dhitchcock@wyattfirm.com	First-Class Mail and Email
30432402	RSS WFRBS2001-C3-DE PMHN, LLC	Barclay Damon LLP	Kevin M. Newman	Barclay Damon Tower	125 East Jefferson Street	Syracuse	NY	13202	avrooman@barclaydamon.com; knewman@barclaydamon.com	First-Class Mail and Email
30508384	Shopping Center Associates	c/o Ballard Spahr LLP	Attn: Leslie C. Heilman	919 N. Market Street	11th Floor	Wilmington	DE	19801	heilman@ballardspahr.com; weidmanb@ballardspahr.com	First-Class Mail and Email
30422489	Smart Cienega SPE, LLC	Andy Haley	1234 E. 17th St.			Santa Ana	CA	92701	ahaley@rmrginc.com	First-Class Mail and Email
30422488	Smart Cienega SPE, LLC	Ervin Cohen & Jessup LLP	Byron Z. Moldo, Esq.	9401 Wilshire Blvd.	12th Floor	Beverly Hills	CA	90212	bmoldo@ecjlaw.com; cstone@ecjlaw.com	First-Class Mail and Email
30508157	Spirit Master Funding IV, LLC	c/o Ballard Spahr LLP	Attn: Michael Myers	1 East Washington Street, Suite 2300		Phoenix	AZ	85004	myersm@ballardspahr.com	First-Class Mail and Email
30540396	Spirit Master Funding IV, LLC	Realty Income Corporation	Attention: Legal Department	11995 El Camino Real		San Diego	CA	92130		First-Class Mail

Exhibit B
 Seventeenth Omnibus Objection Service List
 Served as set forth below

AddressID	Name	Address1	Address2	Address3	Address4	City	State	Postal Code	Email	Method of Service
30508042	Taylor Square Holdings, LLC	c/o Barclay Damon LLP	Attn: Scott L. Fleischer	1270 Avenue of the Americas	Suite 2310	New York	NY	10020	avrooman@barclaydamon.com; sfleischer@barclaydamon.com	First-Class Mail and Email
30422696	University Place Improvements Owner LLC	Barclay Damon LLP	Scott L. Fleischer	1270 Avenue of the Americas	Suite 501	New York	NY	10020	avrooman@barclaydamon.com; sfleischer@barclaydamon.com	First-Class Mail and Email
30507826	Vestal Parkway Plaza LLC	c/o Ballard Spahr LLP	Attn: Leslie C. Heilman	919 N. Market Street, 11th Floor		Wilmington	DE	19801	heilman@ballardspahr.com; vesperm@ballardspahr.com	First-Class Mail and Email
30422788	WHLR - Village of Martinsville, LLC	c/o Barclay Damon LLP	Barclay Damon Tower	Attn: Kevin M. Newman	125 East Jefferson Street	Syracuse	NY	13202	avrooman@barclaydamon.com; knewman@barclaydamon.com	First-Class Mail and Email